

ATTACHMENT J2

McConnell AFB Natural Gas Distribution System

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J2 McConnell AFB Natural Gas Distribution System

J2.1 McConnell AFB Overview

McConnell Air Force Base (MAFB), located approximately ¾ mile southeast of Wichita, Sedgwick County, Kansas, is an active military installation. It is a joint-use installation with Boeing Aircraft sharing access to the runways on the western edge of the airfield. The host command is the 22nd Air Refueling Wing (ARW). The mission of the 22 ARW is to safely and effectively support, maintain, and fly KC-135R Stratotankers to provide air refueling and airlift support for Air Mobility Command, Air Force, and Department of Defense operations. Other tenants include:

- 931st Air Refueling Group (ARG), Associate Reserve Component
- 184th Air Refueling Wing, Kansas Air National Guard (KSANG)
- Audit Agency Detachment 246
- 401st Field Training Detachment
- 931st Civil Engineering Squadron
- Office of Special Investigations Detachment 202
- USAF Civil Air Patrol Liaison

MAFB owns 2,853 acres plus 609 additional acres in other interests such as easements and licenses. The Air Force acquired the original portion of the base (1859 acres) from the City of Wichita 21 March 1953. The base contains approximately 646 buildings with a total of 4.5 million square feet. The current projected square footage for the base at the end of FY05 is 4,826,397 square feet (6.5% increase). Within the 646 buildings are 400 military family buildings. MAFB currently supports an installation population of 7,565.

MAFB can be divided into a western section and eastern section, with the airfield separating the two sections. The West Side is mostly devoted to the KSANG, including aircraft operations and maintenance, industrial uses, and mission support. The majority of the base lies to the east of the airfield and is largely devoted to Air Force uses. Several large companies and corporations are located near MAFB including Boeing Aircraft, Raytheon Aircraft, and Cessna Aircraft. Boeing and Cessna are permitted to use the runway at MAFB as needed.

MAFB, as of the 1997 Integrated Natural Resource Management Plan, has approximately 3400 military personnel and civilian employees. MAFB's annual payroll exceeds \$117 million dollars and the Base contributes significantly to the local economy through civilian employment, contracting, and purchases from local businesses. The estimated impact on the local economics is approximately \$415,000,000 per year.

J2.2 Natural Gas Distribution System Description

J2.2.1 Natural Gas Distribution System Fixed Equipment Inventory

The MAFB natural gas distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation and Government ownership currently starts to the point of demarcation, defined by the Right of Way. The system may include, but is not limited to, pipelines, valves, regulators, and meters. The actual inventory of items sold will be in the bill of sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

Specifically excluded from the natural gas distribution system privatization is the Credit Union's (Bldg. 360) lateral line on the east side of the base up to and including the shut-off valve, the Kansas Gas Service (KGS) lines serving the Wichita Air Museum and the Army Reserve Center, and the Southern Star Central Gas Pipeline Inc. (SSCGP) 18" high-pressure main that passes through the base.

See Exhibit B, Section J41 of the Right of Way Document for information regarding specific points of demarcation for the natural gas distribution system at MAFB and KSANG.

J2.2.1.1 Description

Main Base Description

SSCGP, through one main line, supplies natural gas to the main base. The SSCGP gas line is an 18" high-pressure line (320 psig) that crosses beneath the northwest corner of the base and enters a metering station at the north-central part of base. This metering and regulating station serves the main base at approximately 55 psig. SSCGP owns the 18-inch supply line, the metering stations to include the 25 ft² shelters, and the main regulators. The main base owns everything downstream of the two 4" shut-off valves located west of the SSCGP shelters. MAFB owns the odorizer on the main base side. According to 22nd FW/CES, real estate instruments are in place to allow SSCGP access to their lines on base.

There is no physical on-base plant for the production of natural gas. The Air Force-owned distribution system on the main base consists of approximately 169,875 linear feet of underground piping and associated valves, meters and regulators. Most of the piping on the main base is less than 14 years old.

Natural gas is used primarily for space heating, using hot water, and operating small gas furnaces. Approximately 86 buildings and 400 MFH buildings have heated square footages and are connect to the system. MAFB has approximately 3,915,054 heated square feet. There are only two natural gas fired boiler plants comprising the central heating system on

the main base side of MAFB. This consists of only four total buildings that are served by external steam lines (two buildings for each boiler plant).

Service regulators reduce the pressure of gas prior to entering the buildings. Prior to entering the housing area, additional regulators reduce the pressure to 22 psig. Approximately 99 percent of the system piping is polyethylene (PE) and the remaining 1 percent is wrapped carbon steel. The 2" carbon steel section leading to the Weapons Storage Area was installed in 1987 while the 4" carbon steel section leading from the main metering station to the 6" main was installed in 1996. The PE piping sections were installed in 1990. Cathodic protection is currently being utilized on these two steel sections.

The exact condition of the steel pipe cannot be determined without excavation. However, based on interviews with the base utility engineer, the system is in good condition, with no pressure problems and only two leaks within the past five years (butt-fusion leaks). No safety code violations were observed during the site visit. The steel piping ranges from 2 inches to 4 inch, and the PE piping ranges from 3/4 inches to 6 inch. The PE piping has tracer capability to assist crews in locating it underground. Typical burial depths of the natural gas distribution system piping range from 18" to 30." Each building that receives natural gas has at least one regulator and 65 buildings have gas meters.

Kansas Air National Guard Description

KSANG occupies the area of MAFB west of the airfield. KSANG's supply of natural gas is through KGS by way of three lines. KSANG purchases their gas through Cornerstone Energy through a contract administered by the KSANG Contracting Office. The majority of natural gas supplied to KSANG is from a 4" steel line at 20 psig that enters the base at one metering and regulating station at the corner of George Washington and 31st Street. A second 2" steel gas line serves only Building 9 and is also located at George Washington and 31st Street, but it also has its own regulating and metering station. These two metering and regulating stations serve 95% of KSANG at 10 psig. Natural gas enters at a third point approximately 250 feet west of Building 65 through a 3" PE line and serves only Building 65 at 10 psig. KSANG owns all piping downstream of the three meters while KGS owns the main meters. Approximately 56 buildings have heated square footages (approximately 707,243 square feet) that are connected to the system.

There are three sections of pipe that pass through the KSANG portion of MAFB that are not owned by KSANG. A KGS-owned branch line that passes through the base from the main metering station exclusively feeds one private entity, the Wichita Air Museum. Another KGS-owned short section of piping (approximately 200 feet) extends from the main metering station at George Washington and 31st Street and serves the Army Reserve Center on the base. Finally, the 18" high-pressure pipe, owned by SSCGP, runs through the middle of KSANG.

There is no physical on-base plant for the production of natural gas on the KSANG side of MAFB. The KSANG portion of the Air Force-owned distribution system consists of approximately 14,309 linear feet of underground piping and associated valves, meters and regulators. The piping ranges in age from 24 years to 3 years. Gas is odorized by KGS prior to entry onto the KSANG portion of MAFB.

Natural gas is used primarily for space heating, using hot water, and small gas furnaces. Twenty-seven (27) service regulators reduce the pressure of gas prior to entering the buildings and 25 buildings have meters. Three other meters serve as the main meters from which KGS reads and bills KSANG. Approximately 38 percent of the system piping is PE and the remaining 62 percent is wrapped carbon steel. The carbon steel sections were installed since 1969 and PE piping has been installed since 1990. The PE piping does have tracer wire installed to assist crews in locating it below ground although some section of piping are still difficult to locate. For many years, the existing cathodic protection system had not been maintained due to manpower shortages. However, as recently in FY2000, 7 new sacrificial anodes were installed on the steel sections of the natural gas piping at KSANG.

The exact condition of the steel pipe cannot be determined without excavation. However, based of interviews with the ANG civil engineer, the system is in fair condition with approximately seven class 1 leaks occurring as recently as 1996. Repairs were made in 1996 by inserting new PE pipe inside of the existing steel pipe. The leak prone area of KSANG appears to be on the north side around Buildings 50 through 54. The steel piping ranges from 1 1/2 inches to 4 inch, and the PE piping ranges from 1.25 inches to 4 inch.

J2.2.1.2 Inventory

Table 1 provides a general listing of the major fixed assets for the MAFB natural gas distribution system included in the sale.

TABLE 1
Fixed Inventory
Natural Gas Distribution System for Main Base & Kansas Air National Guard at MAFB

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
PE Gas Pipe – Housing	0.75	17,798	LF	1990
PE Gas Pipe – Housing	2	14,621	LF	1990
PE Gas Pipe – Housing	3	9,633	LF	1990
PE Gas Pipe – Housing	4	5,872	LF	1990
PE Gas Pipe – Main Base	0.75	23,041	LF	1990
PE Gas Pipe – Main Base	1	32,089	LF	1990
PE Gas Pipe – Main Base	1	11,328	LF	1999
PE Gas Pipe – Main Base	1.25	1,315	LF	1990
PE Gas Pipe – KSANG	1.25	142	LF	1996
PE Gas Pipe – Main Base	1.5	2,838	LF	1990
PE Gas Pipe – KSANG	1.5	713	LF	1995
PE Gas Pipe – Main Base	2	9,011	LF	1990
PE Gas Pipe – KSANG	2	539	LF	1995

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
PE Gas Pipe – Main Base	2.5	1,800	LF	1990
PE Gas Pipe – Main Base	3	7,527	LF	1990
PE Gas Pipe – KSANG	3	1,972	LF	1993
PE Gas Pipe – KSANG	3	288	LF	2000
PE Gas Pipe – Main Base	4	15,148	LF	1990
PE Gas Pipe - KSANG	4	1,745	LF	1996
PE Gas Pipe – Main Base	6	15,954	LF	1990
Steel Gas Pipe- KSANG	1.5	129	LF	1980
Steel Gas Pipe – Main Base	2	1,200	LF	1987
Steel Gas Pipe- KSANG	2	919	LF	1980
Steel Gas Pipe- KSANG	2.5	3,013	LF	1980
Steel Gas Pipe – Main Base	3	200	LF	1987
Steel Gas Pipe- KSANG	3	2,351	LF	1980
Steel Gas Pipe – Main Base	4	500	LF	1996
Steel Gas Pipe – KSANG	4	2,498	LF	1980
Steel Plug Valves – KSANG	1.25	1	EA	1980
Steel Plug Valves – KSANG	1.5	3	EA	1980
Steel Plug Valves – Main Base	2	2	EA	1987
Steel Plug Valves – KSANG	2	4	EA	1980
Steel Plug Valves – Main Base	3	3	EA	1987
Steel Plug Valves – KSANG	3	4	EA	1980
Steel Plug Valves – Main Base	4	5	EA	1996
Steel Plug Valves – KSANG	4	5	EA	1996
Steel Plug Valves – Main Base	6	2	EA	1998
Steel Gas Cocks – Main Base	1	82	EA	1990
Steel Gas Cocks – KSANG	1	27	EA	1990
Steel Gas Cocks – Housing	1	400	EA	1990
PE Ball Valves – Main Base	1.25	3	EA	1990
PE Ball Valves – Main Base	1.5	6	EA	1990
PE Ball Valves – Main Base	2	51	EA	1990
PE Ball Valves – Main Base	3	39	EA	1990
PE Ball Valves – Main Base	4	31	EA	1990
PE Ball Valves – KSANG	4	2	EA	1996

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
PE Ball Valves – Main Base	6	26	EA	1990
Gas Filter – Main Base	4	1	EA	1996
Regulators – Main Base	N/A	82	EA	1980
Regulators – KSANG	N/A	27	EA	1980
Regulators - Housing	N/A	400	EA	1985
Large Meters – Main Base	N/A	2	EA	1996
Small Meters – KSANG	N/A	26	EA	1985
Small Meters – KSANG	N/A	2	EA	2003
Small Meters – Main Base	N/A	1	EA	1994
Small Meters – Main Base	N/A	1	EA	1997
Small Meters – Main Base	N/A	2	EA	1998
Small Meters – Main Base	N/A	1	EA	1992
Small Meters – Main Base	N/A	1	EA	1990
Small Meters – Main Base	N/A	1	EA	1987
Small Meters – Main Base	N/A	6	EA	2001
Small Meters – Main Base	N/A	1	EA	2003
Small Meters – Main Base	N/A	1	EA	1999
Small Meters – Main Base	N/A	47	EA	1985
Odorizer – Main Base	N/A	1	EA	1997
Sacrificial Anodes – Main Base	17# Mag	8	EA	1980
Sacrificial Anodes - KSANG	17# Mag	5	EA	2000
Sacrificial Anodes - KSANG	17# Mag	2	EA	2001
Rectifiers – Main Base	N/A	1	EA	1980
Notes: PE = Polyethylene LF = Linear Feet EA = Each IN = Inches Mag = magnesium PSI = Pounds per Square Inch				

J2.2.2 Natural Gas Distribution System Non-Fixed Equipment and Specialized Tools

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 2
Spare Parts
Natural Gas Distribution System McConnell AFB

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3
Specialized Vehicles and Tools
Natural Gas Distribution System McConnell AFB

Description	Quantity	Location	Maker
Electrofusion Machine	1	Water Shop	
Pipe scrapers (1", 1.25", 1.5", 2", 3", 4", and 6"	7	Water Shop	

J2.2.3 Natural Gas Distribution System Manuals, Drawings, and Records

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4
Manuals, Drawings, and Records
Natural Gas Distribution System McConnell AFB

Qty	Item	Description	Remarks
1	G-6.dwg – "Natural Gas Distribution System, McConnell Air Force Base"	Base gas map – one line diagram showing size and type of piping	Last Updated May 2001

J2.3 Specific Service Requirements

The service requirements for the MAFB natural gas distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the MAFB natural gas distribution system and are in addition to those found in Section C. If there is a conflict between requirements described below and Section C, the requirements listed below take precedence over those found in Section C.

KSANG personnel will be required to be present whenever the Owner accesses the Weapons Storage Area (WSA) area on the south side of the base. Additionally, the Flight Line area will require a 22nd Security Forces escort in order for the Owner to access the natural gas lines in those areas. See Exhibit B of Section J41 for specific locations.

Department of Transportation guidelines shall be followed regarding annual leak surveys on the non-metallic piping on the main base and KSANG. Test results shall be given to 22nd CES/CEOE, 53000 Hutchinson, Ste. 109, McConnell AFB, KS 67221-3617.

J2.4 Current Service Arrangement

- **Provider Name** – The KSANG portion of the base purchases natural gas administered through the State of Kansas procurement system on one-year renewable contracts. The current provider for KSANG is Cornerstone Energy. The balance of the base (east of main runway) purchases natural gas with the assistance of Defense Energy Support Center (DESC). DESC currently has a contract with Gary Energy to provide natural gas commodity for this side of the base.
- **Average Usage** – 218,800 MCF/year on main base (Based on FY03). 30,787 MCF/year at KSANG (Based on FY03).
- **Annual Usage Fluctuations – Main Base:** High Month Consumption – 42,242 MCF; Low Month Consumption – 3,393 MCF.
- **Annual Usage Fluctuations – KSANG:** High Month Consumption – 5,878 MCF; Low Month Consumption – 339 MCF.

J2.5 Secondary Metering

J2.5.1 Existing Secondary Meters

Tables 5A and 5B provide a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3 and J2.6 below.

TABLE 5A
Existing Secondary Meters
Natural Gas Distribution System McConnell AFB

Meter Location	Meter Description
03 – KSANG	NORTHEAST SIDE
05 – KSANG	NORTHEAST SIDE
10 – KSANG	SOUTHEAST SIDE
33 – KSANG	SOUTH SIDE
35 – KSANG	NORTHEAST SIDE
36 – KSANG	EAST SIDE
37 – KSANG	WEST SIDE
38 – KSANG	EAST SIDE
39 – KSANG	WEST SIDE
41 – KSANG	WEST SIDE
42 (2 Meters) – KSANG	NORTHWEST & EAST

Meter Location	Meter Description
44a – KSANG	SOUTHEAST SIDE
44b – KSANG	SOUTHEAST SIDE
48 – KSANG	WEST SIDE
49 – KSANG	EAST SIDE
50 (2 Meters)– KSANG	WEST AND NORTH SIDES
51 – KSANG	WEST SIDE
52 – KSANG	WEST SIDE
54 – KSANG	SOUTH SIDE
65 – KSANG	NORTH SIDE
187B– Main Base	ON-BASE HOUSING, 100 FT NORTH OF BLDG. 188
250– Main Base	WEST WALL NORTH
313– Main Base	SOUTHWEST CORNER
314– Main Base	SOUTH SIDE
316– Main Base	EAST SIDE
337– Main Base	SOUTH SIDE
340– Main Base	NORTHEAST SIDE
342– Main Base	NORTHEAST SIDE
350– Main Base	SOUTH SIDE
352– Main Base	SOUTHWEST CORNER
355– Main Base	SOUTHWEST CORNER
412W– Main Base	WEST SIDE
412E– Main Base	EAST SIDE
412ED– Main Base	SOUTH SIDE
415– Main Base	SOUTHEAST SIDE
424– Main Base	SOUTH SIDE
426– Main Base	WEST SIDE
490– Main Base	DRIVEUP WINDOW
840– Main Base	NORTHWEST SIDE
951– Main Base	NORTHWEST SIDE
1092– Main Base	WEST SIDE
1094– KSANG	SOUTHEAST SIDE
1106– Main Base	NORTHEAST BOILER ROOM
1107– KSANG	EAST SIDE
1170N– Main Base	EAST SIDE

Meter Location	Meter Description
1170S– Main Base	SOUTHEAST SIDE
1336– Main Base	EAST SIDE
1375– KSANG	CALL EXT. 5935
1391– KSANG	CALL EXT. 5935
1394– KSANG	CALL EXT. 5935
1396– KSANG	NORTHWEST SIDE
MFH– Main Base	WEST OF WICHITA ST.
MFH– Main Base	WEST OF WICHITA ST.
MFH– Main Base	NORTH OF SALINA & KANSAS

Note: Building 360 is not to be transferred during this sale, but needs to be read monthly for MAFB billing purposes. Building 38 and 39 to be demo'd by August 2004.

TABLE 5B

Existing Secondary Meters – Requiring Quarterly Reading

Natural Gas Distribution System McConnell AFB

Building Number	Meter Location
188 – Main Base	North Side
190– Main Base	Northeast Side
196– Main Base	Northwest
337– Main Base	Southeast Side
338– Main Base	South Side
384– Main Base	Southwest Side
408– Main Base	Northeast Side
515– Main Base	West Side
642– Main Base	North Side
643– Main Base	Northwest Side
670– Main Base	East Side
706– Main Base	South Side
714– Main Base	North Side
739– Main Base	West Side
850– Main Base	North East Side
852– Main Base	East Side
946– Main Base	Southeast Side
971– Main Base	Northwest Side
977– Main Base	South Side
985– Main Base	Southwest Side
1092– Main Base	West Side
1096– Main Base	West Side

Building Number	Meter Location
1115– Main Base	Southwest Side
1170– Main Base	East Side
1170– Main Base	Southeast Side
1171– Main Base	Northeast Side
1176– Main Base	East Side
1178– Main Base	South Side
1183– Main Base	North Side
1185– Main Base	West Side
1186– Main Base	South Side
1200– Main Base	Southeast Side
1220– Main Base	West Side
1222– Main Base	Northeast Side
1330– Main Base	Northeast Side
1349– Main Base	Northwest Side

J2.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 6**. New secondary meters shall be installed IAW Paragraph C.13, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J2.6 below.

TABLE 6
New Secondary Meters
Natural Gas Distribution System McConnell AFB

Meter Location	Meter Description
BLDG 1090	MECHANICAL, EXTERIOR GAS METER

J2.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to:

Name: 22 CES/CEOE

Address: 53000 Hutchinson, Ste. 109, McConnell AFB, KS 67221-3617

Phone number: (316) 759-5722

2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports

shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to:

Name: 22 CES/CEOE

Address: 53000 Hutchinson, Ste. 109, McConnell AFB, KS 67221-3617

Phone number: (316) 759-5722

3. **Meter Reading Report.** The monthly and quarterly meter reading reports shall show the current and previous month readings for all meters listed for noted report. The Contractor's monthly and quarterly meter reading reports will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Monthly meter reading reports shall be submitted by the 15th of each month for the previous month. Quarterly meter reading reports shall be submitted by the 15th of the first month following the previous quarter. Meter reading reports shall be submitted to:

Name: 22 CES/CEOE

Address: 53000 Hutchinson, Ste. 109, McConnell AFB, KS 67221-3617

Phone number: (316) 759-5722

4. **System Efficiency Report.** If required by Paragraph C.3, the Contractor shall submit a system efficiency report in a format proposed by the Contractor and accepted by the Contracting Officer. System efficiency reports shall be submitted by the 25th of each month for the previous month. System efficiency reports shall be submitted to:

Name: 22 CES/CEOE

Address: 53000 Hutchinson, Ste. 109, McConnell AFB, KS 67221-3617

Phone number: (316) 759-5722

5. **Gas Odorization Report.** Monthly odorization reports shall be submitted by the 15th of each month for the previous month. Information to be included on the report consists of the following: date the reading was taken, reading in inches, usage in inches, reading in pounds, valve reading, and reading of the odormeter percentage. Gas odorization report shall be submitted to:

Name: 22 CES/CEOE

Address: 53000 Hutchinson, Ste. 109, McConnell AFB, KS 67221-3617

Phone number: (316) 759-5722

J2.7 Energy Saving Projects

IAW Paragraph C.3, Requirement, the following projects have been implemented by the Government for conservation purposes.

No current ESPC, DSM or other projects have been identified.

J2.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the MAFB boundaries.

J2.9 Off-Installation Sites

No off-installation sites are included in the sale of the MAFB natural gas distribution system.

J2.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** provides a listing of service connections and disconnections required upon transfer.

TABLE 7
Service Connections and Disconnections
Natural Gas Distribution System McConnell AFB

Location	Description
None	

J2.11 Government Recognized System Deficiencies

Table 8 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the MAFB natural gas distribution system. If the utility system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewal and Replacement Plan process and will be recovered through Schedule L-3. Renewal and Replacement projects will be recovered through Sub-CLIN AB.

TABLE 8
System Deficiencies
Natural Gas Distribution System McConnell AFB

Project Location	Project Description
None	